



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Improvement Deferral Agreement for 724 Willow Avenue and 2121 West Cochran Road

MEETING DATE: June 16, 1999

PREPARED BY: Public Works Director

RECOMMENDED ACTION: Approve the Improvement Deferral Agreement for 724 Willow Avenue and 2121 West Cochran Road, and authorize the City Manager and City Clerk to execute the agreement on behalf of the City.

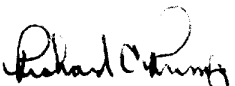
BACKGROUND INFORMATION: The owner, Elsie R. Burns, has submitted a parcel map (98 P 006) for the subject property. The parcels are located on the east side of Willow Avenue (Parcel 1) and north side of Cochran Road (Parcel 2) as shown on Exhibit A.

Installation of street frontage improvements, including curb, gutter, sidewalk, street paving, and streetlights is required as a condition of approval of the tentative parcel map in conformance with Lodi Municipal Code §15.44, Off-site Improvements and Dedications. Since there are currently no street frontage improvements on any of the parcels fronting Willow Avenue or the adjacent parcels on Cochran Road, the owner has requested approval of the final parcel map prior to installation of the improvements required as a condition of the tentative parcel map. Based on past practice in similar situations, staff feels this is a reasonable request.

The owner has signed an Improvement Deferral Agreement and paid the necessary recording fees for the Agreement. The Agreement, in part, states that the owner will pay for and complete the design and installation of the required improvements at the time of installation of such improvements on adjacent parcels, or at the request of the City, whichever occurs first.

Staff recommends approval of the Improvement Deferral Agreement.

FUNDING: Developer's funds.

  
Richard C. Prima, Jr.  
Public Works Director

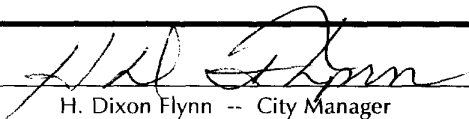
Prepared by Lyman Chang, Associate Civil Engineer

RCP/LC/lm

Attachment

cc: Associate Civil Engineer Chang  
Elsie R. Burns

APPROVED: \_\_\_\_\_

  
H. Dixon Flynn -- City Manager



# CITY OF LODI

PUBLIC WORKS DEPARTMENT

Exhibit A  
724 Willow Avenue



CITY COUNCIL

KEITH LAND, Mayor  
STEPHEN J. MANN  
Mayor Pro Tempore  
SUSAN HITCHCOCK  
ALAN S. NAKANISHI  
PHILLIP A. PENNINO

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6706  
FAX (209) 333-6710

June 10, 1999

H. DIXON FLYNN  
City Manager  
ALICE M. REIMCHE  
City Clerk  
RANDALL A. HAYS  
City Attorney

Ms. Elsie R. Burns  
724 Willow Avenue  
Lodi, CA 95242

SUBJECT: Improvement Deferral Agreement for 724 Willow Avenue and  
2121 West Cochran Road

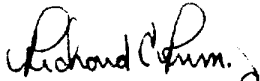
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, June 16, 1999. The meeting will be held at 7 p.m. in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to City Hall, 221 West Pine Street.

If you wish to address the Council at the Council Meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Alice Reimche, City Clerk, at 333-6702.

If you have any questions about the item itself, please call Lyman Chang, Associate Civil Engineer, at 333-6800, ext. 665.



Richard C. Prima, Jr.  
Public Works Director

RCP/lm

Enclosure

cc: City Clerk ✓